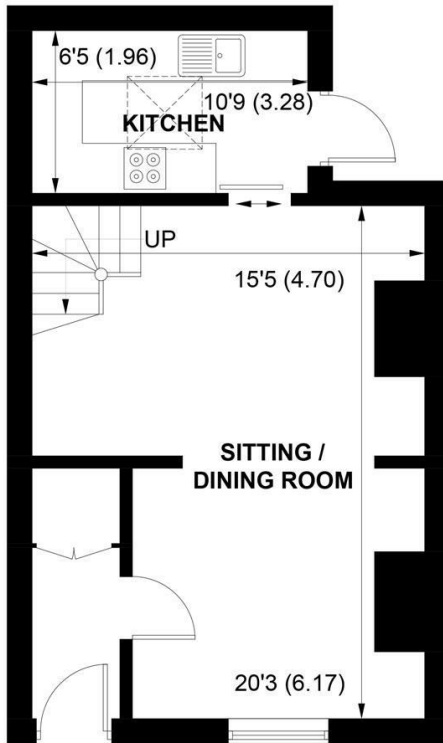




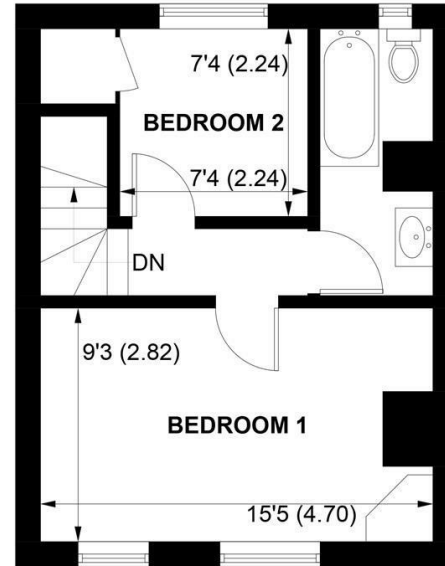
Sims Williams



58 ORCHARD STREET, CHICHESTER, WEST SUSSEX, PO19 1DE



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 700 SQ FT / 65.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

# £1,350 PCM

58, ORCHARD STREET,  
CHICHESTER,  
WEST SUSSEX, PO19 1DE

- Two Bedroom House
- Modern Fitted Kitchen
- Large Reception Room
- Two Bedrooms
- Modern Bathroom
- Front Garden
- Town Centre Location
- Neutral Decor
- Five Week Security Deposit

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = D

The property comprises of Entrance hall leading to large bright sitting/dining room with dual aspect. There are two ornate fireplaces within the room making a beautiful feature.

From the reception room is a sliding door to the kitchen which has been newly fitted. There are plenty of eye and base level units, integrated electric oven and hob along with space and plumbing for washing machine and space for fridge and freezer. From the kitchen is a small courtyard area.

Upstairs is the large south facing master bedroom with ornate fireplace and built in storage/wardrobe. There is a further single bedroom.

The family bathroom is newly fitted comprising of a white suite with shower over bath and vanity style sink with draws under.

To the front of the property is a south facing garden.

The property is neutrally decorated and has new flooring throughout (2023). Also benefitting from gas central heating.

There is no parking with the property, permits can be obtained via Chichester Council.

One pet may be considered.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



